



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
OCTOBER 6, 2005
REGULAR SESSION MINUTES**

APPROVED 10-20-2005

PRESENT: Kevin Osterman, Council Member
E.L. Cortez, Vice Chairman
Michael D'Andrea, Design Member
Kevin O'Neill, Design Member
Michael Schmitt, Design Member
Jeremy A. Jones, Design Member

ABSENT: James Heitel, Commission Member

STAFF: Mac Cummins
Tim Curtis
Lusia Galav
Al Ward
Sherry Scott
Bill Verschuren
Kira Wauwie

CALL TO ORDER

The regular session of the Scottsdale Development Review Board was called to order by Councilman Osterman at 1:01 pm.

ROLL CALL

A formal roll call confirmed members present as stated above.

OPENING STATEMENT

Councilman Osterman read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

MINUTE APPROVAL

September 22, 2005 Study Session Minutes
September 22, 2005 Regular Meeting Minutes

VICE-CHAIRMAN CORTEZ MOVED TO APPROVE THE SEPTEMBER 22, 2005 STUDY SESSION AND REGULAR SESSION MINUTES. SECONDED BY BOARD MEMBER JONES. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 10-PP-2005 Whisper Rock Unit 6 - The Estates
Preliminary Plat
32800 N. Hayden Road
Gilbertson Associates, Inc., Architects
4. 5-DR-2002#2 Avalon Aviation Center
Request Site Plan & Elevations
10644 & 10657 N. 82nd Street
Dickinson Architects, Architect/Designer

BOARD MEMBER JONES MADE A MOTION TO MOVE CASE NUMBER 5-DR-2005#2 TO THE REGULAR AGENDA. SECONDED BY BOARD MEMBER D'ANDREA. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

5. 27-DR-2005 Body Sculpting Center
Site Plan & Elevations
2255 N. Scottsdale Road
Ross Design Group, Architect/Designer
 6. 58-DR-2005 South Corp Yard
Site Plan & Elevations
7601 E. McKellips Road
Larson Associates Architects Inc, Architect/Designer
 7. 67-DR-2005 Sandalo Townhomes
Site Plan & Elevations
6940 E. Cochise Road
H & S International, Architect/Designer
 8. 68-DR-2005 Quisana @Troon North (Parcel Q)
Site Plan & Elevations
NEC Alma School Parkway & Pinnacle Vista Road
Lamb Architects, Architect/Designer
 9. 69-DR-2005 Miller Townhomes
Site Plan & Elevations
1501 N. Miller Road
Circle West Architects P C, Architect/Designer
- Board Member O'Neill noted a personal conflict with regard to case number 9-DR-2005.

VICE-CHAIRMAN CORTEZ MOVED TO APPROVE:

10-PP-2005 Whisper Rock Unit 6 - The Estates

**27-DR-2005 Body Sculpting Center
WITH THE ADDED STIPULATION THAT THE COLORS WILL RETURN FOR
REVIEW;**

58-DR-2005 South Corp Yard

67-DR-2005 Sandalo Townhomes

68-DR-2005 Quisana @Troon North (Parcel Q)

**SECONDED BY BOARD MEMBER D'ANDREA. THE MOTION CARRIED
UNANIMOUSLY WITH A VOTE A SIX (6) TO ZERO (0).**

**VICE-CHAIRMAN CORTEZ MOVED TO APPROVE CASE 69-DR-2005 Miller
Townhomes. SECONDED BY BOARD MEMBER JONES. THE MOTION CARRIED
WITH A VOTE OF FIVE (5) TO ZERO (0); BOARD MEMBER O'NEILL RECUSED.**

REGULAR AGENDA

4. 5-DR-2002#2 Avalon Aviation Center
Request Site Plan & Elevations
10644 & 10657 N. 82nd Street
Dickinson Architects, Architect/Designer

Al Ward presented the case per the staff packet. Highlights of the presentation included the preliminary site plan, colored elevations, an overview of the preliminary landscape plan. Pursuant to a request by Councilman Osterman, Mr. Ward presented an overview of the project stipulations.

Board Member Jones noted receipt of a letter from an attorney representing one of the neighbors. The letter pointed out what the neighbor feels are a series of rules violations. In response to inquiry regarding the status of the noted issues by Board Member Jones, Mr. Ward confirmed that the requirements of the zoning ordinance have been met and with the additional stipulations, staff is satisfied that all requirements have been fully met.

Lauren Dickinson, Dickinson Architects, 2525 East Arizona Biltmore Circle, Phoenix, Arizona addressed the Board. Mr. Dickinson addressed the proposed stipulations and concerns regarding the staging area.

In response to a request for clarification by Vice Chairman Cortez regarding the staging area, the taxi-way and the boundaries relative thereto, Mr. Dickinson explained that the intent is that the fueling vehicles will transverse the taxi-way, pull into the aircraft staging area, off load the fuel and then drive back out. He noted that this practice has been approved by the Airport and the Association.

Lynn Lagarde, 3101 West Central, Phoenix, addressed the Board regarding safety concerns expressed in the staging area. She reiterated points explained by Mr.

Dickinson and reassured the Board that the fuel truck is the only vehicle that will use the driveway. Ms. Lagarde further addressed the Board regarding the proposed stipulations.

John Meyer, President of Arizona and Airport Property Specialists, 14605 North Airport Drive, Suite 210, Scottsdale addressed the Board. Mr. Meyer explained the process involved in fuel delivery. He noted the addition of a rotating beacon that will be in effect each time the gate is open. He also reported that upon review of the project, everything was noted to be within the code.

In response to inquiry by Board Member D'Andrea regarding the reflectivity of the bronzed glass, Mr. Dickinson opined that the reflectivity of the glass has very little effect on aviation because the reflectivity is horizontal rather than vertical and reported that pursuant to agreement, the glass for this project will be non-reflective.

Upon request by Board Member Schmitt, Mr. Dickinson explained the configuration of the overhead door and reported that the staging area is open air. Mr. Meyer pointed out that the hangars are intended for storage of aircraft and are not maintenance hangars.

Terry Mandy expressed concerns related to safety issues; specifically flooding/retention area, square footage of the staging area and the driveway access onto the taxi-way. Mr. Mandy requested reassurance that the proposed stipulations are regulations.

Board Member D'Andrea commented that retention calculations are reflected on the lower left hand corner of C2 of 3, which is a calculation based on City of Scottsdale formula to determine the detention requirement and shows, based on the basins provided, that the requirement is met. He noted that the retention calculations of this project reflect that the requirements have been met.

A discussion regarding the bleed-off issue ensued. Mr. Dickinson addressed concerns expressed by Mr. Mandy, confirming that the retention calculations meet all requirements and a stipulation requires that discharge will not be pumped onto the taxiway. He also confirmed that the square footage for the aircraft staging area has been reviewed and approved and does not protrude into the taxiway easement. The proposed configuration of the driveway access would not infringe on the taxiway.

Ms. Lagarde reassured the Board that all staging and drainage calculations must be verified prior to final plan approval. She also noted that the stipulations are regulations and the Applicant will have to abide by them.

Upon request for further clarification by Board Member Schmitt regarding the proposed driveway, discussion ensued regarding the idea of the access road being perpendicular to the taxiway. Board Member Schmitt expressed concerns as to whether the space would accommodate the turning radius of a truck and upon further discussion requested that staff study the issue to ensure that sufficient space exists and regulations would not be violated in this instance.

Vice-Chairman Cortez noted the indication by staff that the Airport Director has approved this particular project, which is in stark contrast to the violations noted in a letter received from Robert Yen. Al Ward, confirmed that a copy of letter has been provided to the airport staff; the airport staff have reviewed the modifications and the stipulations, and the airport staff assures conformance to the airport requirements.

BOARD MEMBER SCHMITT MOVED TO APPROVE 5-DR-2002#2 WITH THE STIPULATIONS AND THE AMENDED STIPULATIONS. SECONDED BY BOARD MEMBER JONES. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

10. 55-DR-2005 Villa Estados Condominiums
Site Plan & Elevations
5998 N. 78th Street
Synectic Design Incorporated, Architect/Designer

Al Ward presented the case per the staff packet. Highlights of the presentation included an aerial photo, exterior finish elevations, the site plan, and the landscape plan,

Board Member Jones noted the lack of detail on the elevation that faces the street. Mr. Ward noted some movement in the elevations via varied heights in the roof and protruding balconies.

Lance Baker, Architect, addressed the Board. Mr. Baker noted that the project meets open space requirements, is within all height restrictions for zoning, is within all setbacks, and no variances are requested for completion of the project. Fifty-six people have expressed in favor of the project.

Board Member D'Andrea noted that the architectural style appears to be quite a bit different in some regards in relation to the original buildings. He opined that the street side elevation definitely should use some of the elements incorporated on the interior side. He inquired as to whether there was a plan to upgrade or update the other buildings.

Mr. Baker stated that there was an attempt to be consistent with the materials and colors of the existing condominium units. He opined that the overall massing of the building is very similar to the existing buildings as far as the footprint of each individual building. Mature landscaping is being maintained in the setback on the street-side elevation on 78th Street.

Board Member D'Andrea opined that architecturally, perhaps the massing is the same but some of the fenestrations, the shapes, and the roof slopes that are incorporated in the existing building are not replicated in the new building.

Mr. Baker stated that one of the benefits of this project is that funds will be invested into the existing project for maintenance and upgrades.

Councilman Osterman noted receipt of four cards from individuals who did not wish to speak but favor for the project. One additional card was received from an individual who was unable to attend the meeting, but wished to express opposition to the project.

Tom Bills, 5950 North 78th Street, Unit #206, addressed the Board. Mr. Bills reviewed the contents of a booklet which was presented to the Board denoting the heights of several projects in the surrounding area as a reference to the criteria the Board will address in its determination of approval. Mr. Bills spoke on behalf of several neighbors, including Francisco Javier Velasco and Patricia Murphy, all of whom are opposed to the height of the proposed project and opine that the project is context defiant.

Larry Ostrum, 5998 North 78th Street, Unit #205, President of the Villa Estados Association, addressed the Board. Mr. Ostrum commented that the community is very much in favor of the project.

In response to concerns expressed by Mr. Ostrum, Mr. Baker clarified that the intent of the project narrative statement in document A1.1 is that architectural styles found in the surrounding area of the complex are being utilized in the proposed project.

Board Member Jones commented regarding the reference in the booklet to a 36-foot tall building, but noted that the vast majority of the building has a 20-foot eve height. He queried whether the architect would consider a hip roof at the end. He questioned the possibility of adding some of the detail on the windows on the front to the street-side and add a little complexity, which would also soften the affect of the facade.

Mr. Baker explained that the building is not considered a 3-story building. He further explained that the projects are separated by a 6-foot retaining wall with an additional 2-feet of grade. Board Member Jones clarified that the difference between the floor level of Villa Antigua and the eve height of the proposed project is a difference of 12-feet.

Upon request by Board Member Jones, Mr. Baker noted a previous agreement to include additional landscaping in-between Villa Antigua and the end of the proposed building. Mr. Baker expressed a strong preference in keeping the gable end, as opposed to adding the hip end, in order to maintain the loft space.

Mr. Bills addressed the Board and requested clarification of the 20-foot mitigator between the buildings. Mr. Baker and Board Member Jones addressed Mr. Bills request, reiterating points previously stated.

Patricia Murphy addressed the Board.

Board Member O'Neill requested clarification of the agreement to address the requested window and patio detailing on the street elevation. Mr. Baker agreed to work with staff on the incorporation of details on the rear elevations which are similar to the front elevation.

BOARD MEMBER O'NEILL MOVED FOR APPROVAL OF CASE 55-DR-2005 WITH THE ADDED STIPULATION THAT THE APPLICANT WORK WITH STAFF TO ADD DETAILING TO THE REAR ELEVATION TO BE CONSISTENT WITH THE FRONT ELEVATION. SECONDED BY BOARD MEMBER SCHMITT. THE MOTION CARRIED WITH A VOTE OF SIX (6) TO (1); VICE-CHAIRMAN CORTEZ DISSENTED.

ADJOURNMENT

With no further business to discuss, being duly moved and seconded, the regular session of the Scottsdale Development Review Board adjourned at 2:27 p.m.

Respectfully submitted,
A-V Tronics, Inc.